



LAND SUBDIVISION COMMITTEE MEETING MINUTES
September 4, 2014

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Nate Bottom, Vice-Chairman	Norm Sims
Mike Johnson	
John Harris	
Steve Hall	Others
Cyndi Knowles	Steve Schroll
Kenneth Springs	Steve Walker
Elliot McKinley	Robert Dalton
Brad Bixby	Mike Lopez
Lori Williams	John Klemm
Casey Pratt	T.J Heavisides
Paul O'Shea	Trustin Harrison

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the August 7, 2014 minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

Nate Bottom introduced T.J Heavisides as the new development engineer for the City.

He said T.J will be reviewing development plans and building permits.

- **ADJOURNMENT**

Kenneth Springs made a motion, seconded by Lori Williams to adjourn the meeting. The meeting adjourned at 1:38 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1994-35

CENSUS TRACT # 32.01

NAME OF SUBDIVISION: Piper Glen – 11th Addition – Final Plat

JURISDICTION: City

DATE OF MEETING: September 4, 2014

OWNER: Piper Glen Development Corp

ENGINEER: Martin Engineering

DESCRIPTION: Pt. W ½, Sec. 31, T15N, R5W – East side of Veteran’s Parkway,
north of Castlerock Ridge

9.918 Acres 24 Lots

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Ken Springs

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, asked if lots 13-15 would require zoning relief for the lot width requirements. Zeibert said final covenants will need to be submitted that include language about the ownership and maintenance of lot 1001. He said language shall be provided to address section 153.158(B)(4) concerning the additional 10’ landscape screening buffer along the arterial road as required by the subdivision ordinance. Zeibert said contour lines of the base flood elevation and the location of the permanent monuments shall be identified on the final plat. He said the surveyor’s certificate will need to be corrected to reflect the floodplain that is located on the plat. Zeibert said a note shall be added to the plat that states easements shown along side lot lines shall be centered along the lot line unless specifically shown otherwise.

Paul O’Shea, City Planning and Economic Development, reinforced the staff comment about the additional 10’ landscape screening buffer.

Nate Bottom, City Engineer, said the plat will need to be signed and sealed. He said note 6 shall be revised to state “The .967 acres shown as Right-of-Way conveyed to the City of Springfield shall be an easement for Right-of-Way purposes and shall be conveyed as fee simple Right-of-Way if Murfield Road is constructed/extended in the future”. Bottom said the City doesn’t want the Right-of-Way at this time and would like the easement area to be included with lot 1001. Bottom said a note shall be added that states “The Right-of-Way shown hereon is hereby conveyed to the City of Springfield as per the Owner’s Acknowledgement.” Bottom said the Owner’s Acknowledgement shall be provided.

John Harris, City Zoning, said it might be a challenge to construct a building on lots 15 and 16. Harris stated that the zoning shall be indicated on the plat. Walker said the zoning requirements are usually not shown on the plat. If the zoning has been changed then a partial plat of vacation would be required to vacate that portion of the plat. Nate Bottom said the zoning has been identified on the preliminary plan. Harris said the lot width for lots 13-15 can be met at the building setback line.

Nate Bottom made a motion to approve the final plat, subject to:

1. Final Covenants
2. Contours lines and the location of permanent monuments shall be provided for the base flood elevation.
3. Verification of the surveyor's certificate to include language about floodplain.
4. Note – Easement shown along lot lines shall be centered along the lot line unless specifically shown otherwise.
5. Plat shall be signed and sealed
6. Revise note 6 - The .967 acres shown as Right-of-Way conveyed to the City of Springfield shall be an easement for Right-of-Way purposes and shall be conveyed as fee simple Right-of-Way if Murfield Road is constructed/extended in the future.
7. Note - The Right-of-Way Shown hereon is hereby conveyed to the City of Springfield as per the owner's acknowledgement.
8. Owner's Acknowledgement shall be provided

Ken Springs seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2014-09

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Resubdivision of Lot 26 Prairie Crossing – Plat 2 – Final Plat

JURISDICTION: City

DATE OF MEETING: September 4, 2014

OWNER: Prairie Crossing, LTD.

ENGINEER: Crawford, Murphy & Tilly, Inc.

DESCRIPTION: – Pt. NW ¼, Sec. 19, T15N, R5W – South side of Chuckwagon Drive, west of Schooner Drive, across from Gander Mountain

7.6 Acres 2 Lots

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Lori Williams

VOTE: Unanimous

Steve Schroll, Crawford Murphy & Tilly, presented the final plat.

Joe Zeibert, Regional Planning Commission, said a document number shall be provided on the plat for the sign easement and the access/drainage easement that wraps around the site. He said the building setback shall be removed from the plat (note 2).

Lori Williams, City Traffic Engineer, said the letter size shall be a minimum of .14 inches. She said the plat shall be signed and sealed and the coordinates for each boundary corner need to be displayed to 4 decimal places. She said Illinois State Plane Coordinates NAD 83, West zone are preferred. Williams said radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners shall be provided. She said the City Engineer and Regional Planning Commission signoff shall be provided on the plat.

Nate Bottom made a motion to approve subject to:

1. Adding a document number for the sign easement and access/drainage easement on the plat.
2. Removing note 2 building setbacks.
3. Plat shall be signed and sealed.
4. Coordinates for each boundary corner shall be displayed to 4 decimal places.
5. Providing the radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners.
6. Providing City Engineer and Regional Planning Commission signoff on the plat.

Lori Williams seconded the motion and the vote to approve was unanimous.